

**CITY OF MARLBOROUGH
CONSERVATION COMMISSION**

MINUTES

December 21, 2006

Memorial Hall, 3rd Floor, City Hall

Members Present: Edward Clancy-Chairman, David Williams, Allan White, Lawrence Roy, John Skarin, Dennis Demers, Michele Higgins and Priscilla Ryder-Conservation Officer

Absent: None

Minutes - The Minutes of October 5, 2006 were accepted unanimously as written.

Discussion:

- DEP 212-762 Villages at Crane Meadow - Discussion with Condo Association - RE: Buffer Zone. As Mr. Brian Card from Franchie Equip. Inc could not attend this meeting, the meeting was continued to the January 4th meeting to allow all parties to be present for this discussion.
- Ch 61A Notice - Right of First Refusal, 10.09 acres Ernie Houde - Review draft letter to City Council- The Commission reviewed this letter and voted unanimously to send the letter as written. The letter noted that although this parcel is of interest for Conservation purposes, on its own without the adjacent parcel, it has little conservation value.
- Proposal for an Energy & Environmental Inventory for the City of Marlborough- Jennifer Boudrie, a resident of Marlborough presented her proposal to help Marlborough do an energy and environmental inventory for the city. She is interested in having the city join the many other communities around the country reduce greenhouse gases which are causing global warming. She explained that she has learned a great deal about what is needed and has done some research on what steps communities need to take to make a difference in reducing green house gas emissions. She provided several handouts outlining her proposal and funding opportunities to help fund such an inventory. The Commission said they would support such an inventory and suggested that she get approval from the Mayor and meet with John Ghiloni and Doran Crouse as they are responsible for the facilities in Marlborough and could provide some input on what the city is doing to control energy use etc. After some interesting discussion, the Commission asked Priscilla Ryder to help set up a meeting with the above noted players to help get this idea off the ground. Ms. Boudrie thanked the Commission for their support and interest in this worthwhile cause.
- Thank you letter to volunteers of Conservation Land – The Commission reviewed the thank you letters to the three volunteers Linda Butler, Sally Campbell, and James

Golden who have been working on the Felton Conservation Land to remove the invasive bittersweet and bring the fields back. The Commission approved the letters and voted unanimously to have them sent.

Public Hearings

Notice of Intent (Continuation of Public Hearing)

185-191 Mill St. - of Fore Kicks II, Inc.

Mike Sullivan from Conorstone engineering explained that he had received comments from Tom Cullen, the City Engineer and has addressed many of the issues he raised. However, Tom Cullen had not had a chance to review his responses, so he could not verify that all the issues raised have been addressed. However, Mr. Sullivan reviewed the changes made to the plans as follows:

- The site has a 3' - 4' fill throughout the entire site, so this will allow the site to accommodate the flows as designed.
- Snow Storage will be located on the grass, but during large storms it will be removed from the site. The Commission noted that snow should be stored on the pavement, so the sand can be easily swept up. It was discussed that the eastern side parking lot could be designated for snow storage as well, this will be added to the plans.

The Commission noted that a stormwater maintenance plan would also be needed. Mr. Sullivan said it has been provided.

Several neighbors were present, all being Southborough residents, had the following questions:

- Lisa Key asked if melting snow would damage the existing wetland system. She also noted that the water level rises in the spring in the middle of the track.
- Don Folks also noted that the area can be very wet.
- Ted Gibson noted that there is a concern about emergency access which would cross over into Southborough as was raised by the Southborough Conservation Commission Chairman previously. Ed Clancy explained that the access issues is a city council and zoning concern and at this point not a Conservation Commission concern, but that he appreciated Mr. Gibson's input.
- Mr. Sullivan explained that they have done test pits and concur that the water table is high, which is the reason they are proposing to add 3' - 4' of fill across the entire site.

As information is still pending from the City Engineer, the hearing was continued to the January 4th meeting.

Notice of Intent (Continuation of Public Hearing)

Donald Lynch Blvd. (Map 50, Parcel 7B of the Zoning Assessor's Maps) New England Development LLC

Bill Dillon of Gouldston & Stores and Dennis Lowry on ENSR were present. They explained the plans and the revisions that have been made. They showed the location of the septic system for the hotel, which was of issue at the previous meeting. The distance from the septic system to the detention basin is over 110 feet, well outside any area of concern according to the Board of Health regulations. Some slight changes to pipe grades and walls were made per the city's engineering department's comments. In general, the wetland issues and drainage as previously discussed were the same. Slight changes to the erosion controls as requested were made.

The Commission, having no further questions, closed the hearing. They then reviewed and discussed a draft Order of Conditions for the project. The Commission voted unanimously 7-0 to approve the draft Order of Conditions as drafted and amended.

Notice of Intent (Continuation of Public Hearing)
329 Maple St. - Benjamin Donnarumma

At the applicants request in writing, this Notice of Intent application was withdrawn.

Draft Order of Conditions

- 362 Elm St. - First Colony Development - Bruce Saluk presented revised plans dated 12-21-06 which included all the notes required at the last meeting. The Commission reviewed the draft Order of Conditions for this project and made some amendments to several of the conditions. The Commission then voted unanimously 7-0 to issue the Order of Conditions as drafted and amended.

Certificate of Compliance

- DEP 212-1005 397 Williams St. – Roy Tiano of Edwards and Kelsey was present. Ms. Ryder explained that although the work is done on this parking lot reconstruction, there are still areas behind the curbing that have only been hydro seeded, no grass has taken yet. Therefore, the site is not yet stable. The Commission determined that they would like to see the site stable and all catch basins cleaned before issuing a Certificate of Compliance. They asked Mr. Tiano to request a Certificate of Compliance on or before May 1st of 2007 when the site should be stable. He will do so.

Correspondence

The Commission voted unanimously to accept the following correspondence and place on file:

- Ltr to Mayor Nancy Stevens, dated Dec. 11, 2006 RE: Acceptance of Gift of \$1,000 to Conservation Maintenance Fund (Felton Conservation Land) from the Butler Family Foundation.

Other Business

- High School - Mr. Clancy noted that there was ATV activity on the high school Morse property and Conservation Land. Ms. Ryder will look into this and determine where they are accessing the site. Ms. Ryder noted that the DPW will be submitting plans for the high school parking lot reconstruction shortly.
- National Grid - The National Grid has sent a notice that they will be clearing along their right of ways within the next few months.
- Indian Hill Project - Fafard - The large excavated pit on Boston Post Road next to Home Depot owned by Fafard is the subject of discussion by the Site Plan Review Committee. The steep slope needs to be stabilized and a security fence needs to be added at the top of the hill. These items are to be addressed by the first of the New Year.
- Maple St. Pump Station - The site is a mess. Two drainage pipes were damaged during the installation of the sheeting, work is going to be done on Friday to expose these pipes and make a temporary connection to alleviate flooding on Maple St. over the holiday. A dewatering system with floc logs has been set up and will be tested tomorrow.

Adjournment - There being no further business, the meeting was adjourned at 8:45 PM.

Respectfully Submitted,

Priscilla Ryder
Conservation Officer